



- Deceptively spacious terrace
- Five bedrooms
- Prime central Headingley location
- Very close to extensive amenities
- Let until 30th June 2025
- Gross rent £31,807 p/a (ex bills)



A VERY CONVENIENTLY SITUATED FIVE BEDROOMED TERRACE IN CENTRAL HEADINGLEY, JUST A COUPLE OF MINUTES FROM EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

The accommodation comprises a lounge, bedroom and bathroom w/c on the ground floor, a lower ground floor kitchen, two bedrooms, a separate shower and w/c on the first floor and two further bedrooms on the top floor.

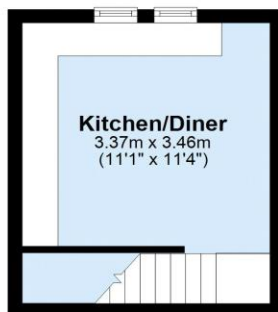
Externally there is a small garden to the front, on street parking and a yard to the rear. The property is currently let at an attractive rent until 30th June 2025 of £31,807 p/a excluding bills. Ideal for parents buying for son or daughter at university or investors to re-let for the next academic year. The seller has a HMO Licence until 15th August 2027.

The sale is not subject to a lettings management tie-in, so buyers are free to self manage or appoint their preferred agent on completion.

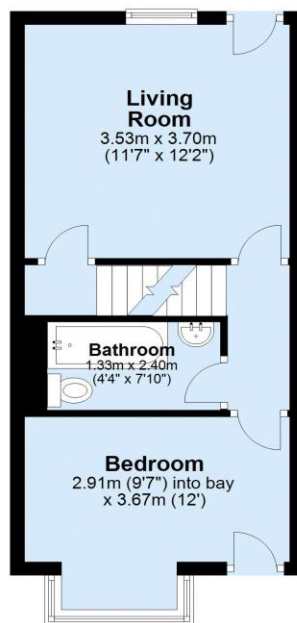




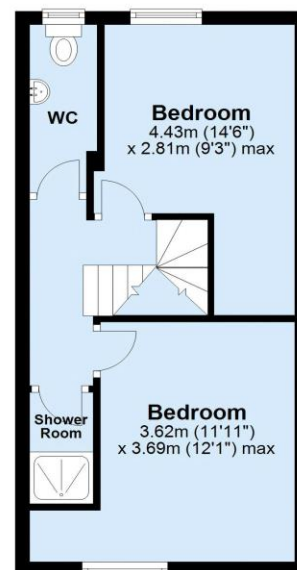
Lower Ground Floor
Approx. 14.6 sq. metres (157.5 sq. feet)



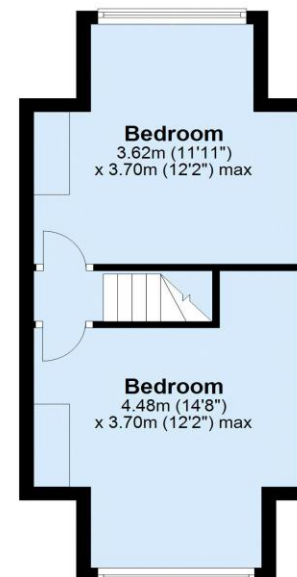
Ground Floor
Approx. 30.1 sq. metres (323.8 sq. feet)



First Floor
Approx. 30.1 sq. metres (323.6 sq. feet)



Second Floor
Approx. 26.9 sq. metres (289.4 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure	Freehold
Council Tax Band	B
Possession	Subject to tenancy

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Houses in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract.
Intending purchasers must rely upon their own inspection of the property.

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